

FLATHEAD COUNTY PLANNING AND ZONING OFFICE
CONDITIONAL USE PERMIT REPORT (#FCU-11-03)
LODGEPOLE, INC.
AUGUST 23, 2011

A report to the Flathead County Board of Adjustment regarding a request by Lodgepole, Inc. for a conditional use permit to allow an existing building located in the Bigfork zoning district and zoned "RC-1 Residential Cluster" to be utilized for professional office space, in conformance with the applicable zoning regulations.

The Flathead County Board of Adjustment will hold a public hearing on the proposed conditional use on September 6th, 2011 beginning at 6:00 P.M. in the 2nd floor conference room of the Earl Bennett Building, 1035 First Avenue West, Kalispell. Documents pertaining to this file are available for public inspection in the Flathead County Planning and Zoning Office, also located on the second floor of the Earl Bennett Building.

I. APPLICATION REVIEW UPDATES

A. Land Use Advisory Committee/Council

The proposed land use is located within the advisory jurisdiction of the Bigfork Land Use Advisory Committee (BLUAC). On August 25th, 2011 the Bigfork Land Use Advisory Committee will hold a public meeting to review the proposed land use and make a recommendation to the Flathead County Board of Adjustment. This space is reserved for a summary of the Committee's discussion and recommendation.

B. Board of Adjustment

The Flathead County Board of Adjustment will hold a public hearing on the proposed land use on September 6th, 2011 beginning at 6:00 P.M. in the 2nd floor conference room of the Earl Bennett Building, 1035 First Avenue West, Kalispell. This space is reserved for a summary of the Board's discussion and decision at that hearing.

II. GENERAL INFORMATION

A. Application Personnel

i. Applicant & Landowner

Lodgepole, Inc.
c/o Thomas Hoover
P.O. Box 997
Kalispell, MT 59903
xjrhoover@gmail.com

ii. Technical Assistance/Representative
(representative listed above)

B. Property Location and Size

The subject property sits on the west side of Holt Drive, approximately two miles south of Montana Highway 82 (see Figure 1 below), and can be legally described as

the Eagle Bend Sales Complex Lot 1 in Section 26, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana. The property is roughly 1.7 acres in size.

Figure 1: Subject property outlined in red.



C. Existing Land Use(s) and Zoning

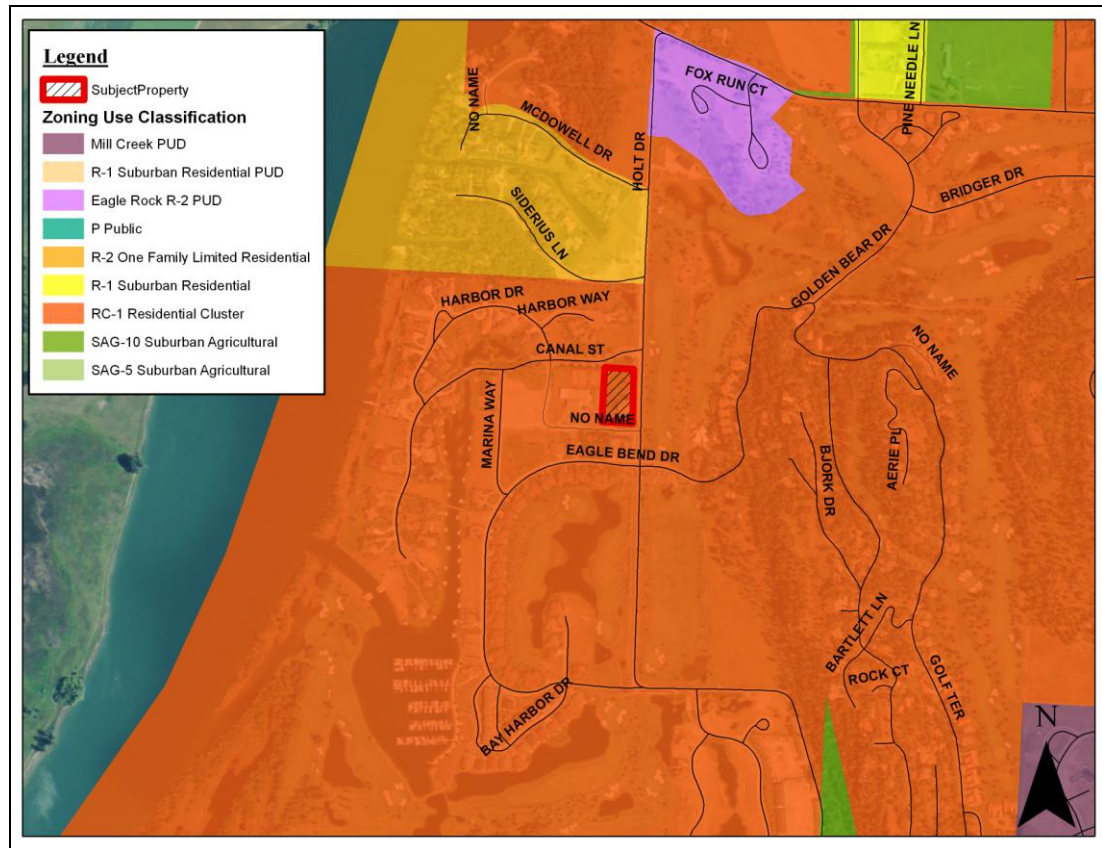
The property is currently developed as commercial office space and located within the Bigfork zoning district. The property is zoned “RC-1 Residential Cluster”, a classification intended to *“provide a residential theme in a rural environment. The district is primarily intended to encourage a master planned community with a central recreational focus. A full range of public services, such as public water supplies and sewage treatment are generally required to serve the district. The gross density for units to be clustered is one (1) unit per acre (i.e., a one acre lot can only have one unit”* (Section 3.14.010 FCZR).

D. Adjacent Land Use(s) and Zoning

The area surrounding the subject property is largely part of the Eagle Bend development, a residential subdivision and planned unit development (PUD) predominantly zoned “RC-1 Residential Cluster”. As shown by Figure 2 below, the subject property is surrounded by land that is similarly zoned, although a mix of residential zoning classifications are located north of the property along Siderius Lane (“R-2 One Family Limited Residential), Fox Run Court (“Eagle Rock R-2 PUD), and north of Holt Drive along Pine Needle Lane (“R-1 Suburban Residential” and “SAG-

10 Suburban Agricultural”). To the immediate west of the subject property is the Bigfork Athletic Club, while the Eagle Bend Golf Course is located to the east and across Holt Drive. Generally speaking, the area is residential in nature with a variety of residence types including single-family, townhomes, condominiums and a handful of commercial recreational properties interspersed (such as the gym and the golf course).

Figure 2: Zoning surrounding the subject property (outlined in red).



E. Summary of Request

The applicant has requested a conditional use permit to allow for the continued use of the existing building as professional office space. Currently the building accommodates a total of eight professional office spaces utilized by a financial planner, tutor, psychologist, real estate broker, attorney, mortgage broker and physical therapist. The commercial building was constructed in 1993, the same year the Bigfork Zoning District was adopted by Resolution No. 956A. It is unclear from the State of Montana's CAMA (Computer Assisted Mass Appraisal) Parcel Details Report whether the structure was built prior to the adoption of the zoning district and is therefore a legally non-conforming use, or whether the structure was constructed after the adoption of the zoning district and not compliant with the zoning in place. At the time of adoption, professional offices were not listed as a permitted or conditionally permitted use within the RC-1 zoning district. However, a zoning text amendment was completed in May 2011 adding “professional offices” to the list of conditional uses in an RC-1 zone (Resolution No. 955HJ).

F. Compliance With Public Notice Requirements

Notification was mailed to property owners within 150 feet of the subject property on August 12th, 2011, pursuant to Section 2.06.040(3) of the Flathead County Zoning Regulations. Legal notice of the public hearing on this application will be published in the August 21st, 2011 edition of the Daily Interlake.

G. Agency Referrals

Referrals were sent to the following agencies on July 28th, 2011:

- Bigfork Water and Sewer District
 - Reason: The property is currently served and will continue to be served by the water and sewer district.
- Flathead County Road and Bridge Department
 - Reason: The subject property has access onto and the proposed uses may directly impact County infrastructure.
- Bigfork Fire Department
 - Reason: The subject property is located within the Department's service area/jurisdiction.

III. COMMENTS RECEIVED

A. Public Comments

No written public comments have been received to date regarding the request. It is anticipated any individual wishing to provide public comment on the proposal will do so during the public hearing scheduled for September 6th, 2011. Any written comments received following the completion of this report will be provided to the Board and summarized during the public hearing.

B. Agency Comments

The following is a summarized list of agency comment received as of the date of the completion of this staff report:

- Wayne Loeffler, Fire Chief – Bigfork Fire Department
 - The Bigfork Fire Department approves of the conditional use permit request.

IV. CRITERIA REQUIRED FOR CONSIDERATION

Per Sections 2.06.080 and 2.06.100 of the Flathead County Zoning Regulations, what follows are criteria required for consideration of a Conditional Use Permit and suggested findings of fact based on review of each criterion.

A. Site Suitability

i. Adequate usable space

The subject property is 1.7 acres in size, and the existing 3-story office building has a footprint of approximately 5,688 sq. ft. (0.13 acres), covering roughly 7% of the property. The remainder of the property is developed as parking and circulation to serve the professional offices, or has been maintained in open

space as a lawn with some trees and landscaping as well as a bicycle/pedestrian path running alongside Holt Drive. The applicant is not proposing to alter or expand the existing structure that has been in place since its construction in 1993. As built, the building currently appears to meet the applicable setback requirements of the RC-1 zoning district, situated over 20 feet from both Holt Drive and the unnamed private road to the immediate south of the property, over 20 feet from the rear (west) property boundary and over 5 feet from the side (north) property boundary. At three stories, the height of the structure appears just under the 35 ft. height allowance in an RC-1 zone for principal structures.

Finding #1 – The subject property is suitable for the proposed use because the applicant is not proposing any changes to or expansion of the existing structure, the subject property is currently large enough to accommodate the necessary parking and circulation for the existing office space, and the building appears to currently comply with the applicable bulk and dimensional requirements of the RC-1 zoning classification.

ii. Adequate access

The subject property has existing access onto both Holt Drive and an unnamed private road to the south via two paved, separate approaches. Both roads are paved and in good condition. As proposed, the conditional use permit for professional office space would not alter the current use of the building or the amount of traffic anticipated, as the applicant is not proposing to alter or expand the building in any way.

Finding #2 - The site appears to be suitable for the proposed use because it is not anticipated the use will alter or increase the amount of traffic accessing the property, and because the property has direct access onto both Holt Drive and an unnamed private road to the south via two existing, paved approaches that are currently able to safely and effectively direct traffic to and from the subject property.

iii. Absence of environmental constraints

The property is currently developed as commercial office space and has been since 1993. The property is generally flat with manicured open space, a handful of trees, shrubs and some landscaping on the north, south and east portions of the lot. A search of the property showed no hydrologic features, designated wetland or floodplain, and did not show the property located within the designated Wildland Urban Interface (WUI).

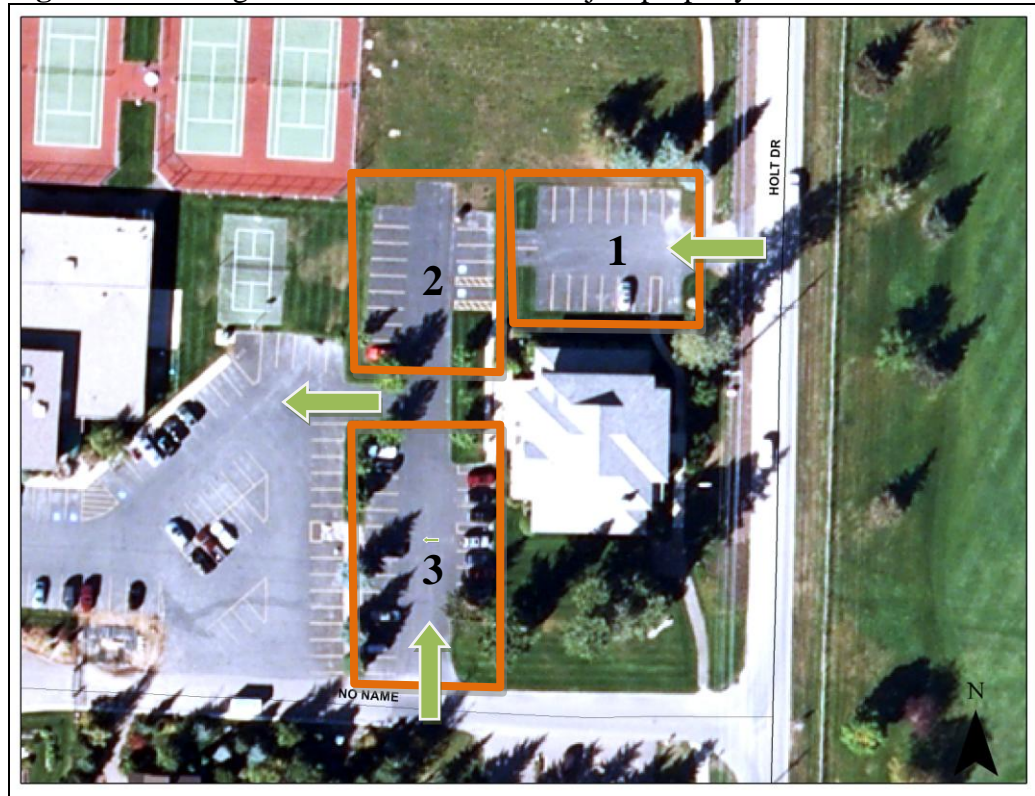
Finding #3 – The subject property appears suitable for the use proposed because it is currently developed as commercial office space and is absent of environmental constraints such as steep topography, excess fuels, critical wildlife habitat, riparian areas, floodplain or designated wetland.

B. Appropriateness of design

i. Parking scheme

Three parking areas have been constructed on the subject property to accommodate the existing office building and uses within. Each parking area has been paved and the parking spaces correctly demarcated to meet the sizing and layout requirements found in Chapter 6 of the Zoning Regulations regarding parking standards. Parking area #1 shown in Figure 3 below may be accessed directly from Holt Drive and contains a total of eighteen (18) parking spaces; parking areas #2 and #3 are accessed via the private road to the south of the property and contain fourteen (14) and twenty (20) spaces, respectively. These two parking areas also connect to the adjacent parking lot servicing the Bigfork Athletic Club via a driveway on the west side of the property boundary. This not only allows for easier circulation but also the potential to accommodate overflow parking as necessary.

Figure 3: Parking and circulation on the subject property.



Section 6.08.020 of the Flathead County Zoning Regulations requires one parking space for every four hundred (400) sq. ft. of gross floor area for offices providing customer services; the zoning regulations do not differentiate between regular office space and professional office space. According to the Montana CAMA data, the combined square footage of all three floors of the existing office building totals 15,552 sq. ft. Using the floor area requirements of the zoning regulations, a total of 39 parking spaces would be required to serve

offices within the existing structure. Parking currently provided onsite exceeds the minimum requirements of the zoning regulations, totaling 52 spaces with the potential to accommodate overflow. The existing parking area(s) appear to comply with the special conditions for parking areas in RC-1 zones, found in Sections 6.11 and 6.12 of the zoning regulations. These special conditions primarily address the need for a paved or stabilized dust-free surface; landscaped buffers between side and rear-yard parking areas and adjacent property or public rights-of-way; the designation of employee and guest parking as well as width of certain access driveways.

Finding #4 – The proposed parking location and design is acceptable because the amount of parking currently onsite exceeds the minimum requirements set forth in the zoning regulations, and because the parking areas appear to comply with the parking and loading requirements as well as the special conditions set forth in Sections 6.11 and 6.12 of the zoning regulations.

ii. Traffic circulation

As shown in Figure 3 above, vehicle traffic entering and exiting the subject property can do so one of two ways; by accessing parking area #1 on the north end of the site directly from Holt Drive, or by accessing the interconnected parking areas #2 and #3 on the west side of the property via the private road bordering the property to the south. Although parking lots #2 and #3 do not connect to parking lot #1, each of the parking areas is equipped with a small hammer-head turnaround area for emergency vehicles, and parking area #2/#3 connects to the adjacent parking lot servicing the Bigfork Athletic Club, allowing vehicles to easily circulate through both properties and connect back into the private drive. Once again, all internal circulation and parking areas have been paved and demarcated in accordance with the applicable zoning regulations.

Finding #5 – Traffic circulation throughout the subject property appears adequate because the existing, paved parking areas provide sufficient turnaround space for vehicles to exit the property from the same direction they came, and a driveway connecting the parking area(s) along the west side of the subject property and the Bigfork Athletic Club allow vehicles to circulate through both properties safely and efficiently.

iii. Open space

As previously discussed, the subject property has a limited amount of ‘open space’ comprised of a maintained lawn area with some trees, shrubs, landscaping surrounding the existing building and a bicycle/pedestrian path running along the west side of Holt Drive. The existing structure covers less than 10% of the subject property, well below the permitted lot coverage of 40% allowed in an RC-1 zone.

Finding #6 – There is adequate open space associated with the proposed use because the property is currently developed, there are no changes proposed to the existing building and the size of the structure currently complies with the zoning requirements for permitted lot coverage in an RC-1 zone.

iv. Fencing/screening

No fencing or screening has been proposed by the applicant as part of the conditional use permit request, and there is no fencing or screening currently in place on the subject property. As the surrounding properties are similarly zoned “RC-1 Residential Cluster”, the zoning regulations do not require any fencing or buffering to separate uses. Furthermore, property to the immediate west, south and east has been developed as a health and fitness center, office space and golf course, respectively; the only property in the immediate vicinity not utilized for commercial-type purposes is located to the north of the subject property and across Canal Street.

Finding #7 – No fencing or screening is required of the subject property because the property is currently developed, surrounding properties are similarly zoned RC-1 and there are compatible uses present to the west, south and east of the subject property.

v. Landscaping

There are no landscaping requirements identified in the Flathead County Zoning Regulations for properties located in an RC-1 zone. The application states the property has been professionally landscaped and maintained to date. It is anticipated this level of landscaping and landscaping maintenance will continue as a result of this conditional use permit request.

Finding #8 – The existing landscaping on the subject property is considered appropriate because there are no specific landscaping requirements identified for properties zoned “RC-1”, and because the application indicates the landscaping will continue to be maintained as it currently exists.

vi. Signage

There are three existing signs located on the subject property. One free-standing sign is located in the front of the building itself, adjacent to Holt Drive and advertising individual businesses operating in the office building using a small placard. Two ground signs advertising a specific real estate company onsite are located at the entrance to parking lot #1 as well as on the southeast corner of the building, facing the corner of Holt Drive and the private roadway, advertising a specific real estate office located within the building. RC-1 zoning allows “one freestanding or ground sign per developed multi-family or business lot provided the subject matter of such sign shall be limited to the name of the primary business and the business tenants of the building, as appropriate” [Section 5.11.040(3)(C) FCZR]. RC-1 also limits sign height to six (6) feet and sign area to sixteen (16) feet per sign face, per Sections 5.11.040(3)(B) and (E)

FCZR. The existing, free-standing sign would be compliant with the zoning in place, but the two additional ground signs would not comply with the provisions of these regulations unless the applicant can show these signs predate the creation of the Bigfork zoning district by Resolution 956A on September 27th, 1993.

Finding #9 – Signage associated with the proposed use would be acceptable because the existing freestanding sign advertising businesses within the building appears to comply with the RC-1 signage requirements; the signage would be acceptable if the applicant can either show the two additional ground signs existed prior to the adoption of the zoning district and are grandfathered under the regulations or are subsequently removed from the property; and because no additional signage has been proposed as part of the conditional use permit request.

vii. Lighting

The application states there is exterior lighting on the building itself that currently complies with the Flathead County Zoning Regulations for outdoor lighting (Section 5.12 “Yard, Street and Security Lighting”). Upon visit to the site staff confirmed the exterior lighting described in the application to be exterior porch lamps adjacent to each entrance door. No security lighting was observed on the building or surrounding premises, and no exterior lighting has been proposed for the parking areas on the subject property

Finding #10 – Lighting on the subject property would be acceptable because the existing porch lighting appears to be adequately shielded and located in a manner so as not to impact adjacent properties, and because there is no additional lighting proposed for the exterior or parking area as a result of the conditional use permit application.

C. Availability of Public Services and Facilities

i. Sewer

The subject property is currently served by the Bigfork Water and Sewer District for wastewater disposal. Although solicited, no comment was received from the Water and Sewer District regarding the conditional use permit request. It is anticipated the property will continue to be served by the public water and sewer district, as the request for a conditional use permit will not alter the type or scale of use of the subject property.

ii. Water

The subject property is currently served by the Bigfork Water and Sewer District for water utilities. Although solicited, no comment was received from the Water and Sewer District regarding the conditional use permit request. It is anticipated the property will continue to be served by the public water and sewer district, as the request for a conditional use permit will not alter the type or scale of use of the subject property.

Finding #11 – The proposed use will have a negligible impact on public water and sewer services because the subject property is currently and will continue to be served by the Bigfork Water and Sewer District, and the proposed use will not alter the type or scale of development on the subject property.

iii. Storm Water Drainage

Stormwater drainage on the subject property is currently handled by directing run-off from impervious surfaces toward more pervious areas of the property as well as drainage swales that run along the east side of the property, adjacent to Holt Drive. As the site is currently developed and no additional construction is proposed or paving required as a result of the conditional use permit request, it is anticipated stormwater run-off will continue to be managed in a similar fashion in the future.

Finding #12 – Stormwater management appears adequate because the subject property currently utilizes onsite absorption techniques and drainage swales to handle run-off from impervious surface areas, and because the amount of impervious surface area will not increase as a result of the conditional use permit request.

iv. Fire Protection

The subject property is located within the Bigfork Fire District, with the closest fire station located approximately two miles east at the corner of Montana Highway 35, Holt Drive and Grand Drive in Bigfork. Comment received from the fire chief indicates the Department will continue to provide service to the subject property and has no issues or concerns with the property continuing to be utilized as professional office space.

v. Police Protection

The subject property is currently served by the Flathead County Sheriff's Department. Relatively quick response times would be anticipated given the property's location in a developed area close to the town of Bigfork.

vi. Streets

As previously discussed, the subject property has direct driveway access onto Holt Drive and an unnamed private roadway running along the south side of the property, both of which are paved roads in good condition. The applicant has indicated there will be no net increase in the amount of traffic traveling to and from the subject property, as the property is currently developed as offices and there will be no expansion of the existing office building as a result of the conditional use permit request.

Finding #13 - Impacts to public services and facilities are anticipated to be minimal and acceptable because the subject property is currently developed as office space; the property is located in a relatively urban area of the county and

is within the jurisdiction of and able to be served by both the Bigfork Fire District and the Flathead County Sheriff; the property has existing, direct access onto two paved roadways in good condition and able to accommodate the current traffic levels that are not anticipated to change as a result of this proposal.

D. Immediate Neighborhood Impact

i. Excessive traffic generation

There would be no change in the amount of traffic generated as a result of this conditional use permit. The subject property has been developed as an office building since 1993 according to the data provided by the state; the application states there will be no change to the existing building nor the uses currently operating within. This conditional use permit is being requested to ensure the building complies with the applicable zoning now that “professional offices” have been added to the list of conditional uses potentially allowed in an RC-1 zone. The amount and nature of the traffic currently frequenting the subject property is anticipated to remain the same. As discussed in the sections above, the property has adequate access from two paved roadways that are currently in good condition and able to accommodate the existing traffic levels.

Finding #14 – There would be no net impact to traffic generation as a result of the proposed use because the subject property is currently developed as office space and the applicant is not proposing any change or expansion to the existing use or structure; therefore the traffic levels are anticipated to remain the same as they have been since the building was constructed in 1993.

ii. Noise or vibration

No excessive noise or vibration is anticipated as a result of the continuation of this property being utilized as professional office space. The types of uses associated with professional offices and proposed by the applicant (financial planner, tutor, psychologist, real estate broker, mortgage broker, attorney, physical therapist) are not uses that generate loud noise or vibration beyond what could be expected for a predominantly residential and recreational area.

iii. Dust, glare or heat

All internal circulation and parking areas have been paved, and the roads onto which the subject property accesses (Holt Drive and the unnamed road to the south) are paved and in good condition. As there is not additional construction or expansion of the existing building proposed as part of this conditional use permit, it is not anticipated the professional office space will result in excessive dust, glare or heat.

iv. Smoke, fumes, gas, or odors

The types of professional offices proposed as part of this application (financial planner, tutor, psychologist, real estate broker, mortgage broker, attorney, physical therapist) are not anticipated to create adverse smoke, fumes, gas or

odors, and would therefore not impact or be out of character with the surrounding neighborhood.

v. Inappropriate hours of operation

The application states the hours of operation will be consistent with hours that are typical of a professional office. It is anticipated hours of operation will therefore be between 8:00 AM and 5:00 PM Monday through Friday, year-round.

Finding #15 – The proposed use is anticipated to have minimal impact on the surrounding neighborhood because the types of professional offices proposed are not anticipated to create any noise, vibration, dust, glare, heat, smoke, fumes, gas or odors out of character with a mixed-use residential area, and the hours of operation would be consistent with other professional offices, ranging from 8:00 AM to 5:00 PM Monday through Friday.

V. SUMMARY OF FINDINGS

1. The subject property is suitable for the proposed use because the applicant is not proposing any changes to or expansion of the existing structure, the subject property is currently large enough to accommodate the necessary parking and circulation for the existing office space, and the building appears to currently comply with the applicable bulk and dimensional requirements of the RC-1 zoning classification.
2. The site appears to be suitable for the proposed use because it is not anticipated the use will alter or increase the amount of traffic accessing the property, and because the property has direct access onto both Holt Drive and an unnamed private road to the south via two existing, paved approaches that are currently able to safely and effectively direct traffic to and from the subject property.
3. The subject property appears suitable for the use proposed because it is currently developed as commercial office space and is absent of environmental constraints such as steep topography, excess fuels, critical wildlife habitat, riparian areas, floodplain or designated wetland.
4. The proposed parking location and design is acceptable because the amount of parking currently onsite exceeds the minimum requirements set forth in the zoning regulations, and because the parking areas appear to comply with the parking and loading requirements as well as the special conditions set forth in Sections 6.11 and 6.12 of the zoning regulations.
5. Traffic circulation throughout the subject property appears adequate because the existing, paved parking areas provide sufficient turn-around space for vehicles to exit the property from the same direction they came, and a driveway connecting the parking area(s) along the west side of the subject property and the Bigfork Athletic Club allow vehicles to circulate through both properties safely and efficiently.

6. There is adequate open space associated with the proposed use because the property is currently developed, there are no changes proposed to the existing building and the size of the structure currently complies with the zoning requirements for permitted lot coverage in an RC-1 zone.
7. No fencing or screening is required of the subject property because the property is currently developed, surrounding properties are similarly zoned RC-1 and there are compatible uses present to the west, south and east of the subject property.
8. The existing landscaping on the subject property is considered appropriate because there are no specific landscaping requirements identified for properties zoned “RC-1”, and because the application indicates the landscaping will continue to be maintained as it currently exists.
9. Signage associated with the proposed use would be acceptable because the existing freestanding sign advertising businesses within the building appears to comply with the RC-1 signage requirements; the signage would be acceptable if the applicant can either show the two additional ground signs existed prior to the adoption of the zoning district and are grandfathered under the regulations or are subsequently removed from the property; and because no additional signage has been proposed as part of the conditional use permit request.
10. Lighting on the subject property would be acceptable because the existing porch lighting appears to be adequately shielded and located in a manner so as not to impact adjacent properties, and because there is no additional lighting proposed for the exterior or parking area as a result of the conditional use permit application.
11. The proposed use will have a negligible impact on public water and sewer services because the subject property is currently and will continue to be served by the Bigfork Water and Sewer District, and the proposed use will not alter the type or scale of development on the subject property.
12. Stormwater management appears adequate because the subject property currently utilizes onsite absorption techniques and drainage swales to handle run-off from impervious surface areas, and because the amount of impervious surface area will not increase as a result of the conditional use permit request.
13. Impacts to public services and facilities are anticipated to be minimal and acceptable because the subject property is currently developed as office space; the property is located in a relatively urban area of the county and is within the jurisdiction of and able to be served by both the Bigfork Fire District and the Flathead County Sheriff; the property has existing, direct access onto two paved roadways in good condition and able to accommodate the current traffic levels that are not anticipated to change as a result of this proposal.

14. There would be no net impact to traffic generation as a result of the proposed use because the subject property is currently developed as office space and the applicant is not proposing any change or expansion to the existing use or structure; therefore the traffic levels are anticipated to remain the same as they have been since the building was constructed in 1993.
15. The proposed use is anticipated to have minimal impact on the surrounding neighborhood because the types of professional offices proposed are not anticipated to create any noise, vibration, dust, glare, heat, smoke, fumes, gas or odors out of character with a mixed-use residential area, and the hours of operation would be consistent with other professional offices, ranging from 8:00 AM to 5:00 PM Monday through Friday.

VI. CONCLUSION

Upon review of this application, the request to allow the continuation of professional offices on the subject property is supported by the review criteria and all 15 Findings of Fact listed above. Should the Flathead County Board of Adjustment choose to adopt staff report FCU-11-03 as Findings of Fact and approve the conditional use permit, the following 9 conditions would ensure compliance with the review criteria and appropriate measures to mitigate impacts have been met:

VII. CONDITIONS

1. The professional offices proposed on the subject property shall be in substantial conformance with the application and site plan submitted and approved by the Board of Adjustment [FCZR Section 2.06.010].
2. Changes or modifications to the approved use(s) and/or site plan shall not be affected unless specifically reviewed and approved by the Flathead County Board of Adjustment [FCZR Section(s) 2.06.010 and 2.06.020].
3. The professional office building shall conform with all applicable bulk and dimensional requirements of the “RC-1 Residential Cluster” zoning in place, including but not limited to setbacks, building height and lot coverage [FCZR Section 3.14.040].
4. A minimum of 39 parking spaces shall be maintained on the subject property to accommodate all traffic generated by the professional office building, in accordance with the applicable zoning regulations [FCZR Section 6.08.020].
5. All required off-street parking and internal circulation roads associated with the professional office building shall meet the applicable design guidelines and special conditions set forth in the Flathead County Zoning Regulations [FCZR Section(s) 6.11, 6.12, 6.14 and 6.16].
6. A minimum five (5) foot landscaping buffer shall be retained along the subject property’s western boundary, in accordance with Section 6.11.040 FCZR.
7. Existing signage on the subject property shall comply with the applicable provisions found in Section 5.11 of the Flathead County Zoning Regulations. The subject property is permitted one freestanding sign *or* ground sign not to exceed 6 ft. in height or 16 ft. in sign face area [Section 5.11.040(3)(A thru E) FCZR, *unless* the applicant can provide evidence all three signs existed onsite prior to the adoption of the Bigfork Zoning

District in 1993. Documentation confirming the completion of this requirement shall be made available upon request.

8. All exterior lighting on the subject property shall adhere to the performance standards set forth in the Flathead County Zoning Regulations [FCZR Section 5.12].
9. Hours of operation for the professional office building shall be from 8:00 AM to 5:00 PM, Monday through Friday.